

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: January 18, 2006

Division: BOCC

Bulk Item: Yes X No     

Department: Mayor Charles McCoy, District 3

Staff Contact Person: Celeste Bruno

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**AGENDA ITEM WORDING:** Approval of authorization to waive the \$650.00 Administrative Variance fee for Laurence and Alons Marius.

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**ITEM BACKGROUND:** N/A

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**PREVIOUS RELEVANT BOCC ACTION:** N/A

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**CONTRACT/AGREEMENT CHANGES:** N/A

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**STAFF RECOMMENDATIONS:** approval

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**TOTAL COST:** N/A

**BUDGETED:** Yes      No     

**COST TO COUNTY:**                     

**SOURCE OF FUNDS:**                     

**REVENUE PRODUCING:** Yes      No      **AMOUNT PER MONTH**      **Year**     

**APPROVED BY:** County Atty      OMB/Purchasing      Risk Management     

**DIVISION DIRECTOR APPROVAL:**                                     

  
(Charles "Sonny" McCoy)

**DOCUMENTATION:** Included X Not Required     

Per growth management recommendation, Suzanne Lex/ Nicole Petrick

**DISPOSITION:**                                     

**AGENDA ITEM #**



## MONROE COUNTY PLANNING DEPARTMENT ADMINISTRATIVE VARIANCE APPLICATION

Administrative Variance fee: \$650.00

1) **PROPERTY OWNER:**

Name: MARIUS ALONA N K + LAURENCE

Mailing Address: 714 5<sup>th</sup> AVE STOCK ISL. Key West FLA. 33040

Phone: (Home) 305-292-0478 (Work) 305-295-1180 (Fax) \_\_\_\_\_

2) **AGENT (If Applicable):**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Fax) \_\_\_\_\_

3) **LEGAL DESCRIPTION OF PROPERTY:**

Street Address: \_\_\_\_\_

Subdivision: LINCOLN GARDENS Lot: 7 Block: 14

Key: STOCK ISL. MM: \_\_\_\_\_ RE Number: 00130640-00000-35-67-25

If in metes and bounds, attach legal description on separate sheet.

4) Describe the variance request in detail and exactly what the variance would allow you to do:

REDUCED THE BACKYARD SETBACK BY 2 FEET.

5) **BACKGROUND INFORMATION:**

a) Land Use Designation: U. R. M.

b) Size of Property: 3,682 sq. ft.

c) Present Use of Property: DEVELOPED WITH A MOBILE HOME.

6) **AUTHORITY AND SCOPE OF AUTHORITY:**

The Planning Director is authorized to grant the following variances according to the *Variance Standards* stated in number Seven (7) below:

- a) Reduction in the front, and rear yard, non-shoreline setback requirements in division 4, article VII by no more than ten (10) feet and side yard setback by no more than twenty (20) percent.
  - b) Reduction in the off-street parking requirements in division 9, article VII by no more than twenty (20) percent.
  - c) Reduction in the bufferyard width requirements for Class C, D, E, and F district boundaries, major streets, and scenic corridors in division 11, article VII by no more than 10 (ten) percent.
  - d) Reduction by no more than ten (10) percent in the total area of landscaping required for off-street parking and loading in division 9, article VII.
- 7) **VARIANCE STANDARDS:** The Planning Director shall grant a variance if the applicant demonstrates that ALL of the following standards have been met. Please use additional paper if necessary.

Notwithstanding the criteria for a **Special Accessibility Setback Variance** as set forth in number nine (9) below, the Planning Director shall not consider the following factors in determining if the standards are met:

- The physical disabilities or handicaps and health of the applicant or members of his family; or
- The domestic difficulties of the applicant or his family.

- a) How can you show good and sufficient cause why the variance should be granted?

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- b) What exceptional hardship would occur if the variance were not granted?

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- c) If the variance were granted, would there be increased public expenses or create a threat to public health and safety that would not otherwise occur? Would it create a public nuisance or cause fraud or victimization of the public?

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- d) What are the unique or peculiar circumstances or conditions that apply to the property subject to the variance, but which do not apply to other properties in the same zoning district?

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- \_\_\_\_\_
- e) If the variance were granted, would it confer upon the applicant any special privilege denied to other properties in the immediate neighborhood in terms of the established development patterns? Please explain why: \_\_\_\_\_
- \_\_\_\_\_
- f) Is the request for a variance based on a disability, handicap, or health of the applicant or members of his/ her family? \_\_\_\_\_
- g) Is the request for a variance based on domestic difficulties of the applicant or members of his/ her family? \_\_\_\_\_
- h) Is the variance requested the minimum necessary to provide relief to the applicant? Please explain: \_\_\_\_\_
- \_\_\_\_\_
- 8) Have you applied for a variance on this property in the past? \_\_\_\_\_
- If yes, when? \_\_\_\_\_
- Circumstance and outcome of previous application: \_\_\_\_\_
- \_\_\_\_\_
- 9) **Special Accessibility Setback Variance:** Notwithstanding the standards in (7)(d)(e)(f), and (g) of this application, a variance from the yard setback requirements may be granted for an elevator or wheelchair lift or ramp required to allow access to the elevated dwelling unit of a disabled applicant or disabled member of his household.

The following supporting information must accompany the application for a variance:

**NOTE: If the supporting data (i.e. survey, site plan) is larger than 8 1/2 x 14 inches, three (3) copies must be submitted.**

- a) Photographs of site; looking North, East, South & West from perimeters of property and from the main adjacent road. A recent aerial photograph with property boundaries delineated may be substituted.
- b) A site plan showing proposed building, all structures, improvements, parking facilities, etc. with all dimensions to scale must be submitted. Indicate on the site plan any proposed structures with variances and the location of property entrance.
- c) Land Use District Map showing surrounding property within one thousand (1,000) feet of subject

- d) Typed Name and Address **MAILING LABELS** of property owners within a 300 feet radius of the subject property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. **Also**, please provide the listing of the names, subdivision name, lot and block # and RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or a street. When a condominium is within three hundred (300) feet of the proposed variance, information on each unit owner must be provided.
- e) Proof of ownership of subject property. (Copy of recorded Warranty Deed or tax bill).
- f) Survey of the property prepared by a surveyor registered in the State of Florida.

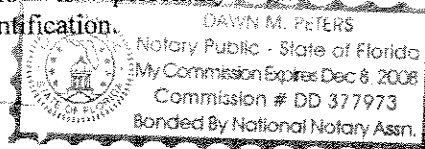
After determination that the application is compliant with the requirements, the Planning Director shall provide written notice of the proposed approval and require posting of the property. The applicant shall post the property of the proposed variance in accordance with Section 9.5-523 within five (5) working days of the Planning Director's written notice. The property shall remain posted for at least thirty consecutive calendar days. Please utilize the sample posting notice and complete the affidavit of posting (attached).

Applicant's Signature James M. M. M. M.

Date 12/1/05

STATE OF FL  
COUNTY OF MONROE

Sworn to (or affirmed) and subscribed before me this 1 day of Dec, 2005,  
by MARLUS ATORAL WARD who is personally known or who has  
produced FL DL as identification. DAWN M. PETERS



Notary Public  
My Commission Expires:

EXAMPLE OF NOTICE

**NOTICE OF VARIANCE REQUEST**

**The Monroe County Planning Department**

**Summary of  
Proposal:**

**Request for** (refer to subject matter in attached letter)

***Applicant:***

*(name)*

***Subject  
Property***

***Location:***

*(address, mile marker & legal description)*

***Date of Posting this Notice:*** *(month, day, year)*

***For more information call: (305) 289-2500  
Monroe County Planning Department,  
2798 Overseas Highway, Suite 410  
Marathon, Florida***

*Copies of the proposed variance are available at the Planning Department offices in  
Marathon and/or Plantation Key during normal business hours.*

\* if legal description is lengthy, you may waterproof and attach description to sign.

The applicant shall post the property of the proposed variance with a waterproof sign of at least four (4) square feet (2 feet by 2 feet) in front surface area, which is lettered so as to be easily visible from all public streets and public ways abutting the property. The property shall remain posted for no less than thirty (30) consecutive calendar days beginning within five (5) working days of the date that the application is deemed to be in compliance by the Planning Director. *Failure to follow these instructions will delay the review process!*

**AFFIDAVIT**

(State of Florida)  
(County of Monroe)

Before me, the undersigned authority, personally appeared \_\_\_\_\_, who, after being duly sworn deposes and says that the following statements are true and correct to the best of his/ her knowledge and belief.

1. That a waterproof sign containing a legal notice for properties described as Lot(s) \_\_\_\_\_, Block \_\_\_\_\_, Subdivision, \_\_\_\_\_ Key, \_\_\_\_\_; with the following Real Estate Number(s) \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2005. This **waterproof** sign contained an area of at least four (4) square feet. The sign containing the Legal Notice was placed on the properties in compliance with the 30-day posting requirements of the Monroe County Code. The sign is clearly visible from all public streets adjacent to the property. It provides a brief description of the proposed variance and it indicates where the public may examine the application.
2. A photograph of that waterproof sign containing the Legal Notice is attached hereto.

Witnesses (2):

Name of Affiant:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
(Name)

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005,  
by \_\_\_\_\_, who is personally known to me or who  
has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC

Sign \_\_\_\_\_  
Print \_\_\_\_\_

State of Florida at Large (seal)  
My Commission Expires:



# Monroe County Property Record Card (124)

Alternate Key: 1164801  
 Effective Date: 12/1/2005 9:22:52 AM  
 Roll Year 2006  
 Run: 12/01/2005 09:23 AM

MARIUS ALONA N K & LAURENCE  
 7H 5TH AVENUE  
 KEY WEST FL 33040

Parcel 00130640-000000-35-67-25  
 Alt Key 1164801  
 Affordable Housing No  
 Inspect Date  
 Business Name  
 Physical Addr H7 FIFTH AVE, STOCK ISLAND KEY

Nbhd 149  
 Mill Group 110A  
 PC 02  
 Next Review

Associated Names  
 Name DBA  
 MARIUS ALONA N K & LAURENCE  
 Role  
 Owner

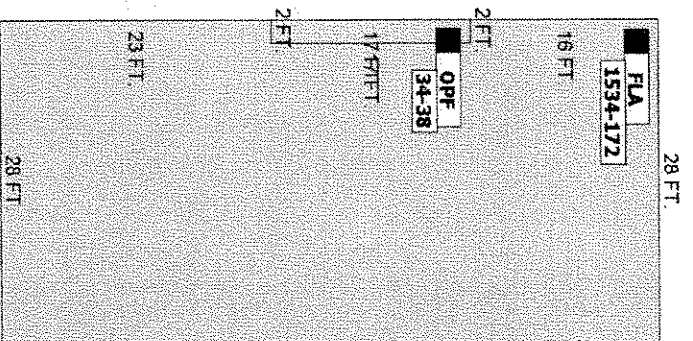
Legal Description  
 BKH LT 7 LINCOLN GARDENS #2 PB5-90 STOCK ISLAND OR381-396-397 E OR478-370-371 OR804-1919 OR804-1918 OR845-2394 OR878-766CT OR887-1005 OR1288-1115/16(BLM)

Land Data	1.	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Just Value
Line ID	18663	020D	0	0	Yes	3,682.00	SF		1.00	1.00	1.00	1.00		N	
Total Just Value															

# Monroe County Property Record Card (124)

Building Sketch 8293

Alternate Key: 1164801  
Effective Date: 12/1/2005 9:22:52 AM  
Roll Year 2006  
Run: 12/01/2005 09:23 AM



## Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	172	Grnd Floor Area	1,534	Special Arch	0
Effective Age	2	Condition	G	Depreciation %	0.01	Functional Obs	0.00		
Appraiser ID	005	Quality Grade	400	Year Built	1999	Economic Obs	0.00		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type 2	Roof Cover 3	Heat 1 0	Heat 2 0	Heat Src 1 0	Heat Src 2 0	Foundation 3	Bedrooms 3
Extra Features:	2 Fix Bath 0	4 Fix Bath 0	6 Fix Bath 0	Extra Fix 0	Vacuum 0	Security 0	Garbage Disposal 0
	3 Fix Bath 1	5 Fix Bath 0	7 Fix Bath 0	Dishwasher 0	Intercom 0	Fireplaces 0	Compactor 0

## Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	Basement %	Finished Bsmt %	Area	Sketch ID
FLA	1	11: VINYL SIDING	1	1999	N	0.00	0.00	1,534	000
OPF	2	11: VINYL SIDING	1	1999	N	0.00	0.00	34	001

# Monroe County Property Record Card (124)

Alternate Key: 1164801 Roll Year 2006  
Effective Date: 12/1/2005 9:22:52 AM Run: 12/01/2005 09:23 AM

Miscellaneous Improvements											
Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	ETS:ELEV TR COLUMN	24	UT	0	0	1998	1999	1	60		
2	FN2:FENCES	690	SF	115	6	1999	2000	2	30		
3	FN2:FENCES	220	SF	55	4	1999	2000	2	30		
Total Depreciated Value											

## Appraiser Notes

THE SFR WAS DESTROYED BY THE HURRICANE OF 1998. THE VALUES WEE REDUCED FOR THE 1999 TAX ROLL. HAS PERMITS TO REPLACE THE MOBILE HOME. 00/039  
2000-05-31 MOBILE REPLACED FOR THE Y2K TAX ROLL. DUG/SKI 2001-02-16 ADDED THE WOOD FENCE FOR THE 2001 TAXROLL. SKI

## Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	98-3089	Mar 23 1999 12:00AM	Oct 23 1999 12:00AM	56,000	Residential	REPLACE MOBILE HOME
	99-0440	Feb 22 1999 12:00AM	Oct 23 1999 12:00AM	1,000		DEMO-MOBILE HOME

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Value History										
Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value	
2005F	C	147,280	0	142,835	6,423	296,538	148,988	25,000	123,988	
2004F	C	73,640		140,848	6,635	221,123	144,649	25,000	119,649	
2003F	C	36,820		156,498	6,773	200,091	141,952	25,000	116,952	
2002F	C	36,820		111,315	6,952	155,087	138,625	25,000	113,625	
2001F	C	24,854		111,315	7,164	143,333	136,442	25,000	111,442	
2000F	C	24,854		110,719	6,703	142,276	132,468	25,000	107,468	
1999F	C	17,490		3,689	0	21,179	21,179	21,179	0	
1998F	C	17,490		20,697	1,701	39,888	36,823	25,000	11,823	
1997F	C	17,490		17,248	1,470	36,208	36,208	25,000	11,208	
1996F	C	17,490		17,248	1,523	36,260	35,677	25,000	10,677	
1995F	C	17,490		15,868	1,449	34,807	34,807	25,000	9,807	
1994F	C	17,490		15,868	1,497	34,855	34,855	25,000	9,855	
1993F	C	17,490		13,223	0	30,713	30,713	0	30,713	
1992F	C	17,490		19,087	444	37,021	37,021	0	37,021	
1991F	C	17,490		19,087	456	37,033	37,033	0	37,033	
1990F	C	16,569		19,087	468	36,124	36,124	0	36,124	
1989F	C	15,464		19,087	480	35,031	35,031	0	35,031	
1988F	C	13,808		15,435	374	29,617	29,617	0	29,617	
1987F	C	12,335		15,238	383	27,956	27,956	0	27,956	
1986F	C	12,335		15,323	1,349	29,007	29,007	0	29,007	
1985F	C	12,177		13,344	1,356	26,877	26,877	0	26,877	
1984F	C	12,177		12,534	1,363	26,074	26,074	0	26,074	
1983F	C	12,177		12,534	1,370	26,081	26,081	0	26,081	
1982F	C	8,992		8,882	1,377	19,251	19,251	0	19,251	

Sales History						
Book	Page	Sale Date	Instrument	Transfer Code	Q/U Vacant	Sale Price
804	1918	1/1/1980	Conversion Code	0	Q	21,000
845	2394	1/1/1982	Warranty Deed	0	Q	33,000
887	1005	7/1/1983	Warranty Deed	0	U	19,000
1288	1115	10/1/1993	Warranty Deed	0	Q	40,000

**Monroe County Property Record Card (124)**

**Alternate Key:** 1164801

**Roll Year** 2006

**Effective Date:** 12/1/2005 9:22:52 AM

**Run:** 12/01/2005 09:23 AM

**Exemptions**

<b>Code</b>	<b>Description</b>	<b>Value</b>	<b>Year</b>	<b>Renewal</b>	<b>%</b>	<b>Amount Applied</b>
39	39 - 25000 HOMESTEAD	25,000	1994	1	100.00	

# NOTICE OF VARIANCE REQUEST

The Monroe County Planning Department  
Summary of Proposal:

Request for a rear setback variance of two feet

Applicant: Alona and Laurence Marius

Subject: Lincoln Gardens, Lot 7, Block H,

Property: 7th Fifth Avenue, Stock Island MM 5.

Location:

Date of Posting this Notice 12-5-05

FOR MORE INFORMATION CALL: (305) 289-2500

MONROE COUNTY PLANNING Department,

2798 Overseas Highway, Suite 410

Marathon, Florida

Copies of the proposed variance are available  
at the planning dept. offices in Marathon and/or  
Plantation Key during normal business  
hours

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hours



**EXAMPLE OF NOTICE**  
**THIS IS AN EXAMPLE ONLY**  
**YOU MUST POST THIS AS A 2 X 2 FEET WATERPROOF SIGN**

**NOTICE OF VARIANCE REQUEST**

**The Monroe County Planning Department**

**Summary of**

**Proposal:** Request for a rear setback variance of two feet

**Applicant:** Alona and Laurence Marius

**Subject** Lincoln Gardens, Lot 7, Block H,  
**Property** 7H Fifth Avenue, Stock Island MM 5  
**Location:**

**Date of Posting this Notice:** (month, day, year) (Post Next Week)

**For more information call: (305) 289-2500**  
**Monroe County Planning Department,**  
**2798 Overseas Highway, Suite 410**  
**Marathon, Florida**

**Copies of the proposed variance are available at the Planning Department offices in Marathon and/or Plantation Key during normal business hours.**



PRUE PAUL E & CURLEE DEBORAH  
1052 SPANISH MAIN DR  
CUDJOE KEY, FL 33042

COOPER GEORGE  
1044 LABAT LN  
CUDJOE KEY, FL 33042

KELLY JOHN A & ANGELA  
1082 SPANISH MAIN DRIVE  
CUDJOE KEY, FL 33042

HAUCK WALTER VIRGINIA  
707 NO BALTIMORE AVE  
VENTNOR CITY, NJ 08406

CROCKETT RONALD & PATRICIA  
1043 LABAT LN  
CUDJOE KEY, FL 33042

COMBS DAVID  
1088 CALICO JACK CIRCLE  
SUMMERLAND KEY, FL 33042

SCHICK KEVIN & MARLENE  
1012 SPANISH MAIN DRIVE  
CUDJOE KEY, FL 33042

COOPER GEORGE S  
1044 LABAT LN  
CUDJOE KEY, FL 33042

MARTINEZ RODOLFO & MERCEDES  
108 PARADISE HARBOR BLVD  
NORTH PALM BEACH, FL 33408

PETER & PATRICK SWEENEY  
10311 BREEZEWAY PL  
BOCA RATON, FL 33428

LANG MICHAEL A  
PO BOX 430349  
BIG PINE KEY, FL 33043

CROCKETT RONALD P & PATRICIA  
1043 LABAT LANE  
CUDJOE KEY, FL 33042

MARTINEZ RODOLFO & MERCEDES  
108 PARADISE HARBOR BLVD  
NORTH PALM BEACH, FL 33408

OAKES MICHAEL P  
PO BOX 7451  
WILMINGTON, DE 19803

GUTIERREZ GRACE  
2656 CORTEZ BLVD  
FT MYERS, FL 33901

DISSON ADAM  
P O BOX 2627  
KEY WEST, FL 33045

VENTURE OUT AT CUDJOE CAY INC  
701 SPANISH MAIN DRIVE  
CUDJOE KEY, FL 33042

CROCKETT RONALD & PATRICIA  
1043 LABAT LN  
CUDJOE KEY, FL 33042

GUTIERREZ ORESTES & ISABEL  
PO BOX 421156  
SUMMERLAND KEY, FL 33042

COOPER GEORGE S  
1044 LABAT LN  
CUDJOE KEY, FL 33042

DILISIO FRANCES M  
210 GOLF CLUB DR  
KEY WEST, FL 33040

KELLY JOHN A & ANGELA  
1082 SPANISH MAIN DRIVE  
SUMMERLAND KEY, FL 33042

CAMPBELL WILLIAM M & VIRGINIA M  
1048 CALICO JACK CIRCLE  
CUDJOE KEY, FL 33042

O'QUINN JOHN T & LINDA D  
775 MERCER'S FERNERY RD  
DELAND, FL 32720

KELLY JOHN & ANGELA  
1082 SPAINSH MAIN DRIVE  
CUDJOE KEY, FL 33042

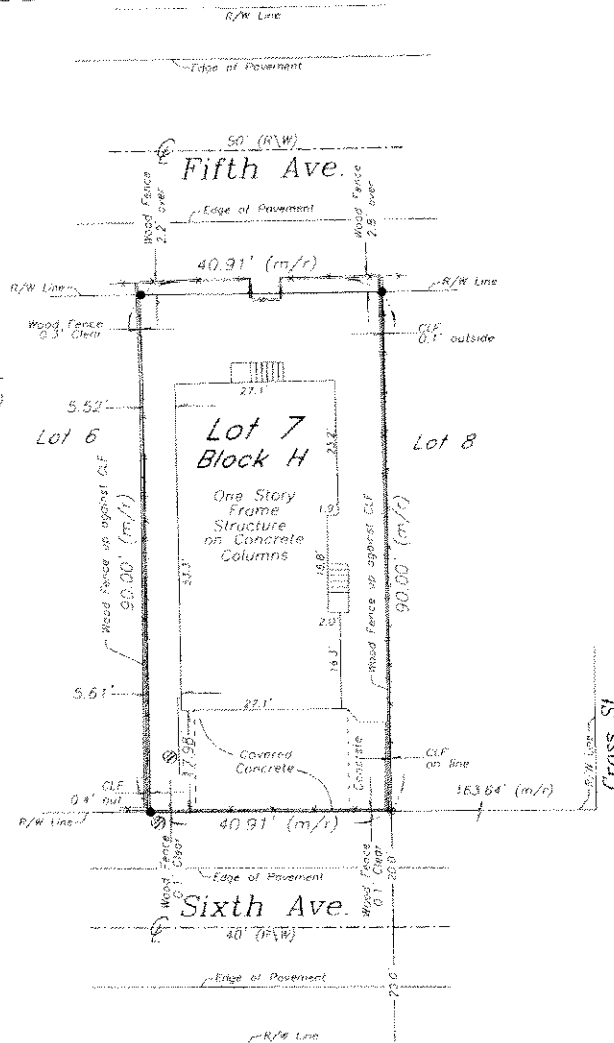
LANG MICHAEL  
P O BOX 430349  
BIG PINE KEY, FL 33043

# Boundary Survey Map of Lot 7, Block H, LINCOLN GARDENS SUBDIVISION NO. 2

1" = 20'  
Assumed  
N

## LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Power Lines



## NOTES

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 7-H Fifth Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the plat.
8. Date of field work: November 17, 2005
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 7, Block H, LINCOLN GARDENS SUBDIVISION NO. 2, according to the plat thereof, as recorded in Plat Book 5, Page 90, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Laurence & Alona Marius.

J. LYNN O'FLYNN, INC.

*[Signature]*  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

November 30, 2005

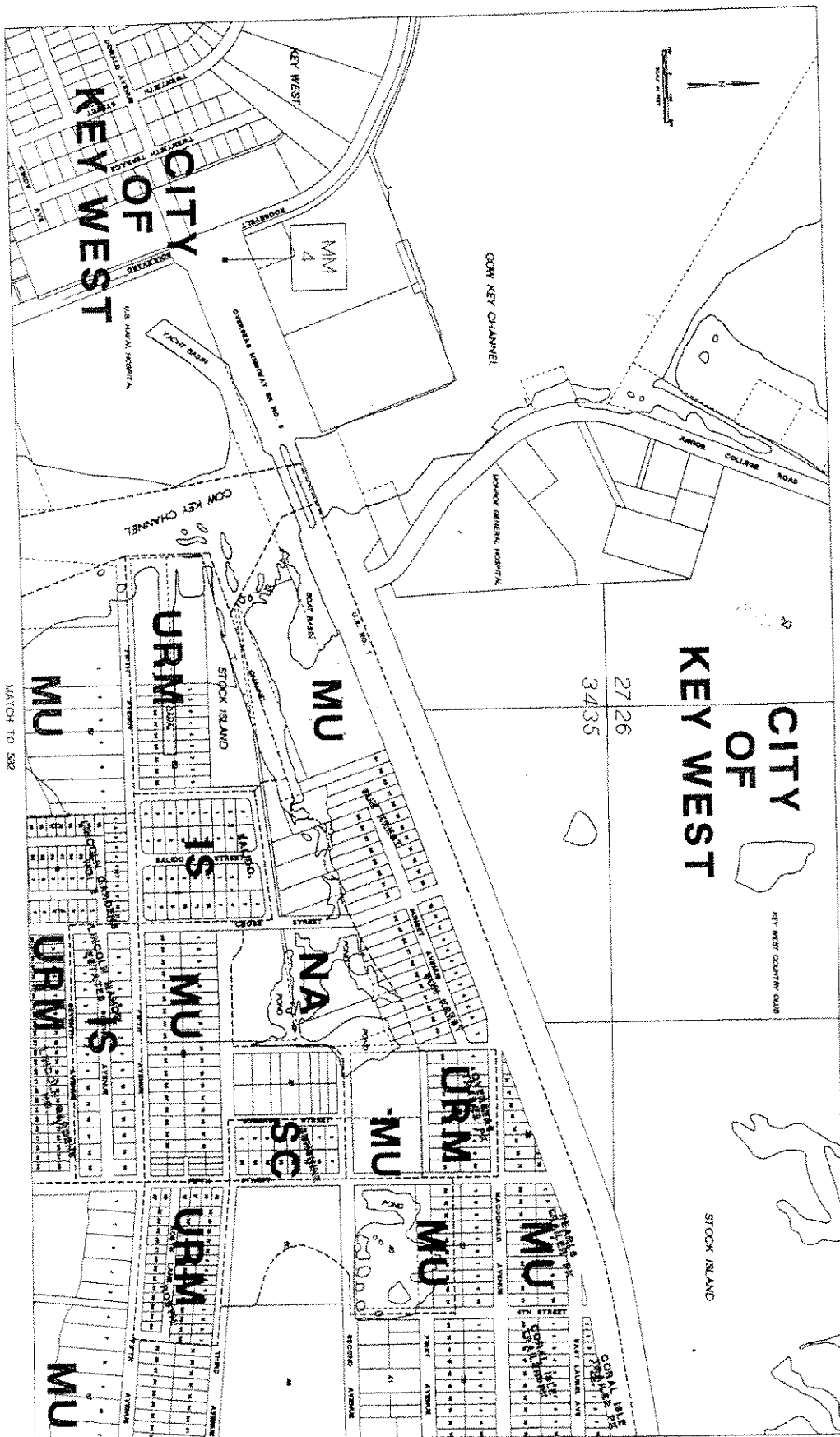
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2344

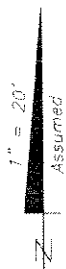
MONROE COUNTY, FLORIDA,  
LAND USE DISTRICT MAP



LEGEND	SYMBOL	DESCRIPTION
1	[Symbol]	UNIMPROVED LAND
2	[Symbol]	WATER
3	[Symbol]	WATER
4	[Symbol]	WATER
5	[Symbol]	WATER
6	[Symbol]	WATER
7	[Symbol]	WATER
8	[Symbol]	WATER
9	[Symbol]	WATER
10	[Symbol]	WATER
11	[Symbol]	WATER
12	[Symbol]	WATER
13	[Symbol]	WATER
14	[Symbol]	WATER
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40	[Symbol]	WATER
41	[Symbol]	WATER
42	[Symbol]	WATER
43	[Symbol]	WATER
44	[Symbol]	WATER
45	[Symbol]	WATER
46	[Symbol]	WATER
47	[Symbol]	WATER
48	[Symbol]	WATER
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50	[Symbol]	WATER
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56	[Symbol]	WATER
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92	[Symbol]	WATER
93	[Symbol]	WATER
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98	[Symbol]	WATER
99	[Symbol]	WATER
100	[Symbol]	WATER

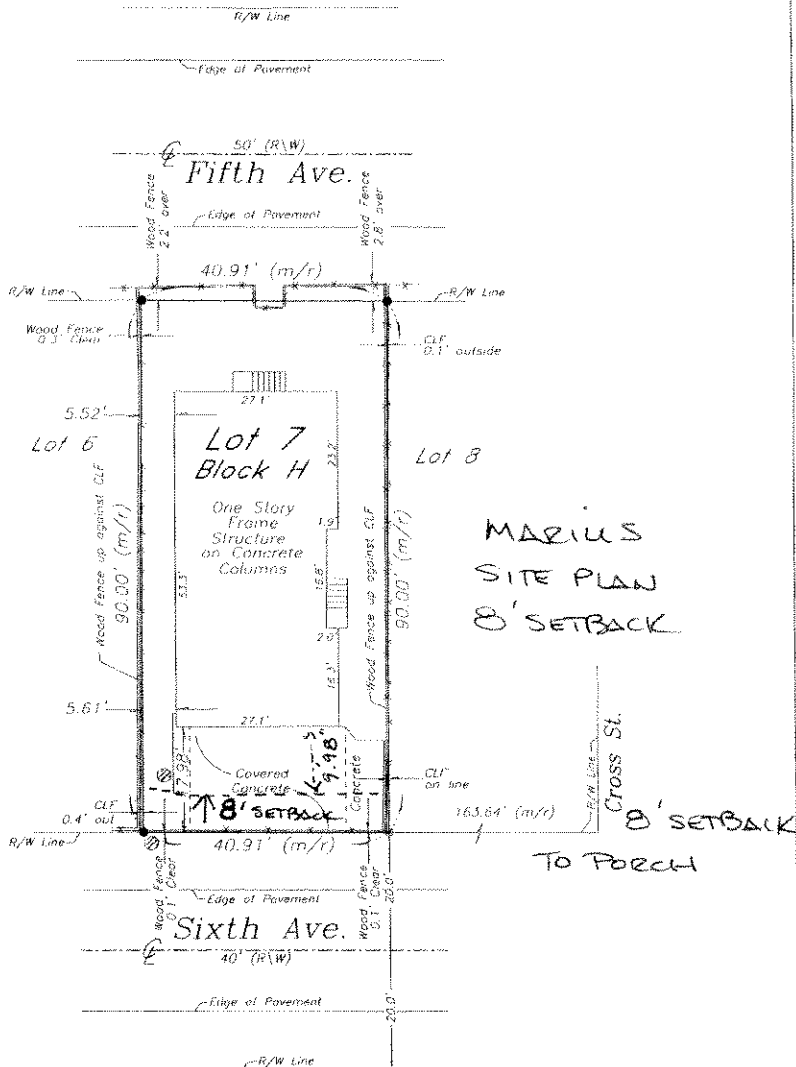


# Boundary Survey Map of Lot 7, Block H, LINCOLN GARDENS SUBDIVISION NO. 2



## LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊙ Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Power Lines



## NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 7-H Fifth Avenue, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the plat.
8. Date of field work: November 17, 2005.
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Lot 7, Block H, LINCOLN GARDENS SUBDIVISION NO. 2, according to the plat thereof, as recorded in Plat Book 5, Page 90, of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY FOR: Laurence & Alona Marius;

J. LYNN O'FLYNN, INC.

*J. Lynn O'Flynn*  
J. Lynn O'Flynn, PSM  
Florida Reg. #6298

November 30, 2005

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244